

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Allerston

Application No. NYM/2017/0784/FL

Proposal: retention of development not in accordance with NYM/2015/0019/FL comprising field access and cattle pen at Sievedale car park, pay stations at Ebberston, Pexton Moor, Sievedale car park & the Visitor Centre car park, pole mounted cameras, satellite dish on lattice mast with associated fencing and equipment cabinet adjacent to the Forest Drive

Location: Dalby Forest

Decision Date: 03 January 2018

Consultations

Parish –

Thornton Dale - No objection

Ebberston – No objections

Allerston – No objections

Highways - No objections

Historic England – No comments

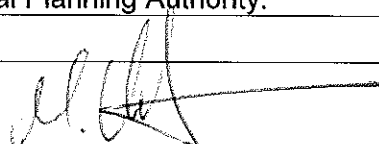
Advertisement Expiry Date – 13 December 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
3.	MATS00	The external elevations of the payment shelters hereby approved shall, within three months of first being brought into use, be clad in horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

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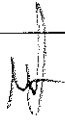


Date:

2nd Jan 2018.

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4.	LNDS00	The landscaping scheme approved under the discharge of condition application ref: NYM/2015/0503/CVC shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
5.	LNDS00	The hard surfacing scheme approved under the discharge of condition application ref: NYM/2015/0503/CVC, shall be implemented in accordance with the approved plans and the timetable of implementation agreed. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
6.	HWAY00	The following details shall be implemented and thereafter be so maintained in accordance with the details approved under NYM/2015/0503/CVC: (i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (ii) A programme for the completion of the proposed works has been submitted. The required highway improvements shall include at the C67 / Unclassified Road junction: a. Replacing the existing triangular 600mm high side road junction advance warning signs on existing poles with larger 750mm versions, in either direction; b. Apply 'SLOW' markings on the carriageway at the locations referred to in (a) above; c. Provide and erect brown on white advance warning direction signs on poles within the existing highway verge, for Dalby Forest (with appropriate directional arrow), at locations close to those referred to in (a) above, as agreed in advance and in writing by the Highway Authority.
7.	HWAY00	The following details shall be implemented and thereafter be so maintained in accordance with the details approved under NYM/2015/0503/CVC: Provision of signs and road marking improvements as specified (as already agreed under NYM/2015/0503/CVC).
8.	HWAY00	The following details shall be implemented and thereafter be so maintained in accordance with the details approved under NYM/2015/0503/CVC: Surface water draining from areas of hard standing shall be passed through a trapped gully or series of trapped gullies, prior to being discharged into any watercourse, soakaway or surface water sewer. The gully/gullies shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the gully/gullies.

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Informative(s)

1.	Please note that the footpath/track situated at Pexton Moor, adjacent the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.
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Reason for Condition(s)

1.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
2.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
3.	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4.	LNDS00	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
5.	HWAY00	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
6.	HWAY00	In accordance with NYM Development Policy 23 and to ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
7.	HWAY00	In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
8.	HWAY00	To reduce the risk of pollution to the water environment

Background

This application seeks amendments to the planning permission granted in 2015 to provide an additional car park close to the visitor centre for a further 170 cars and to revise the access arrangements into and out of Dalby Forest, by installing a traffic management system into the forest.

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The application relates to a number of minor variations noticed by our monitoring officer, as follows:

Field Access and Cattle Pen

The area of hardstanding created in the field adjacent Sievedale car park has not been constructed as approved.

Additional Pay Stations

At least two pay stations, sited at the Sievedale car park and the Visitor Centre car park, have been installed.

Dimensions of Pay Stations

The proposed pay stations at both the Ebberston and Pexton Moor entrances as detailed on approved drawing numbers FCE/YFD/DTM/Plan10 Revision A and FCE/YFD/DTM/Plan11 Revision A, do not match those installed. Furthermore, the roof pitch has not been constructed as approved.

Camera Poles

A camera mounted on a pole has been installed at each of the public forest accesses, neither of which are shown on the approved plans.

Satellite Mast


The approved satellite dish has been fixed onto a pole upon a lattice framework structure which does not accord with the proposed mounting system as detailed on approved drawing number FCE/YFD/DTM/Plan12 Revision A.

Fencing

Fencing has been erected around the satellite mast.

Equipment Box

The location of the approved cabinet for equipment and the power supply associated with the satellite mast has been repositioned adjacent the forest drive rather than in the immediate vicinity of the mast itself.

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Main Issues

Core Policy A of the NYM Local Development Framework seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not have a detrimental impact on the wider landscape, not detract from the quality of life of local residents and enable access to services whilst minimising the environmental impacts of transport.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 23 seeks to effectively minimise the overall need for journeys and reduce the environmental impacts of traffic on the National Park by permitting development where its location is capable of being accessed by public transport, walking or cycling, where there are existing public rights of way, and it is of a scale where the adjacent road network has the capacity to serve without detriment to highway safety.

Material Considerations


The principle of this development has already been approved and the changes that have been implemented do not have a detrimental impact on the character of the locality or the nature of the development.

Recommendation

In view of the above considerations it is not considered that the proposed development would have a detrimental impact on the character of the locality or on the amenities of the occupiers of dwellings within the forest and consequently, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

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